

# Exhibit A. LSU Innovation Park FEMA Flood Plain Survey Map & Mitigation Plan Letter



- LEGEND:**
- SYMBOL DESCRIPTION
  - EXIST. GROUND CONTOURS (BASED ON LIDAR)
  - FLOOD ZONE AE APPROX. AREA OF SITE IN FLOOD ZONE = 76.56 ACRES.
  - SITE LIMITS (APPROX. 199.86 ACRES)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N32°32'17"W	310.34'
L2	S32°32'00"E	310.99'
L3	S57°28'00"W	394.48'
L4	N35°24'01"W	200.25'
L5	S69°28'08"E	22.63'
L6	S61°48'37"E	84.88'
L7	N29°09'03"E	69.55'
L8	S61°48'37"E	24.38'
L9	N29°52'41"E	39.86'
L10	S61°48'37"E	180.00'
L11	N28°11'23"E	50.00'
L12	S61°48'37"E	50.00'
L13	S61°48'37"E	179.18'
L14	S32°39'29"E	52.97'

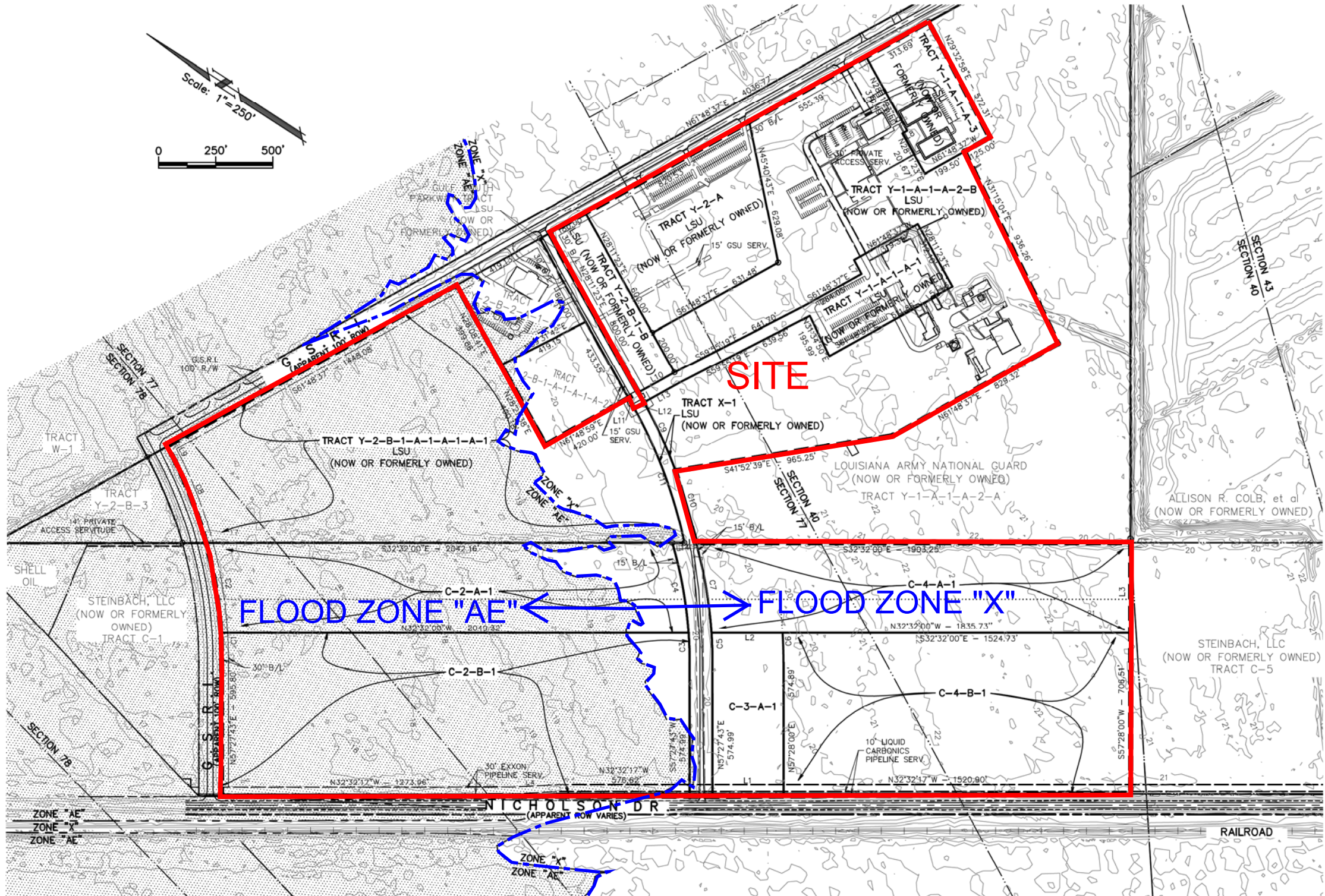
CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	1959.86'	121.10'	N55°51'11"E	121.08'	3°32'25"
C2	1959.86'	400.35'	N48°13'51"E	399.66'	11°42'15"
C3	1859.86'	131.79'	S55°26'12"W	131.76'	4°03'35"
C4	1859.86'	401.65'	S47°13'12"W	400.87'	12°22'25"
C5	1959.85'	131.77'	N55°32'22"E	131.75'	3°51'09"
C6	2270.19'	131.82'	N55°48'15"E	131.80'	3°19'35"
C7	1959.85'	400.91'	N47°45'11"E	400.22'	11°43'14"
C8	1959.86'	417.88'	N35°59'20"E	417.09'	-
C9	2148.65'	329.34'	N32°40'17"E	329.02'	-
C10	2148.65'	329.34'	N41°27'12"E	329.02'	-
C11	2098.65'	633.09'	S36°55'29"W	630.70'	-

TOTAL SITE				
PARCEL DESIGNATION	PARCEL ZONING*	ACREAGE**	BLDG AREA (SF)	PAVING AREA (SF)
Y-2-B-1-A-1-A-1-A-1	R	36.446	-	-
C-2-A-1	R	18.530	-	-
C-2-B-1	R	33.584	-	-
X-1	R	3.31	-	-
C-3-A-1	R	5.035	-	-
C-4-B-1	R	24.674	-	-
C-4-A-1	R	16.867	-	-
Y-1-A-1-A-1	R	4.895	36,382	64,635
Y-1-A-1-A-2-B	R	36.609	48,364	146,081
Y-1-A-1-A-3	R	4.144	18,358	23,273
Y-2-A	R	10.000	-	67,909
Y-2-B-1-B	R	3.306	-	-
<b>TOTAL</b>		<b>197.40</b>	<b>103,104</b>	<b>301,898</b>

\* SEE GENERAL NOTE #8.  
 \*\* ACREAGE TAKEN FROM REFERENCE MAPS A, B, & C.

**GENERAL NOTES:**

- FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22033C0310E OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" & "AE". NEAREST BASE FLOOD ELEVATION = 19' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.  
 \*AE\* INUNDATION ELEVATION= NOT PROVIDED BY DPW AT THIS TIME.  
 ZONE "X" = AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- REFERENCE DOCUMENTS:  
 A.) "MAP SHOWING THE RESUBDIVISION OF TRACT "Y-1-A-1-A-2" INTO TRACTS "Y-1-A-1-A-2-A" & "Y-1-A-1-A-2-B" FOR THE BATON ROUGE AREA FOUNDATION LOCATED IN SECTIONS 40, 77, & 78, T-8-S, R-1-E, G.L.D. EAST BATON ROUGE PARISH, LOUISIANA, FOR STATE OF LOUISIANA MILITARY DEPARTMENT, BY TAYLOR M. GRAVOIS, DATED JANUARY 2007.  
 B.) "MAP SHOWING THE EXCHANGE OF PROPERTY OF TRACTS "C-2-A", "C-2-B", "C-3-A", "C-4-A-1", "C-4-A-1", "C-2-B-1", "C-3-A-1", "C-4-A-1", & "C-4-B-1" FOR CHATSWORTH PLANTATION, LOCATED IN SECTIONS 40, 71, & 78, T-8-S, R-1-E, G.L.D. EAST BATON ROUGE PARISH, LOUISIANA, FOR LOUISIANA STATE UNIVERSITY PROPERTY FOUNDATION, BY TAYLOR M. GRAVOIS, DATED NOVEMBER 11, 2011.  
 C.) "MAP SHOWING RESUBDIVISION OF TRACT "Y-2-B-1-A-1-A-1" INTO TRACTS "Y-2-B-1-A-1-A-1-A" & "Y-2-B-1-A-1-A-1-B" FORMERLY BEING A PORTION OF THE BATON ROUGE AREA FOUNDATION PROPERTY, LOCATED IN SECTIONS 77 & 78, T-8-S, R-1-E, G.L.D. EAST BATON ROUGE PARISH, LOUISIANA, FOR ALBERMARLE CORPORATION, BY DAVID L. PATTERSON, DATED AUGUST 15, 2005.
- CONTOUR LINES GENERATED FROM: (DATA COLLECTED IN 2006) (NAVD '88) NATIONAL ELEVATION DATASET 3 METER, UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, GEOSPATIAL DATA GATEWAY, <http://datagateway.nrcs.usda.gov/GDGOrder.aspx>
- NO ATTEMPT HAS BEEN MADE BY CSRS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVICEDS, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.
- UTILITIES: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE FEATURES.  
 UTILITIES:  
 ENERGY - GAS  
 ENERGY - ELECTRIC  
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT NO. 2  
 EAST BATON ROUGE DISTRICT- WATER  
 SEWER DISTRICT: EAST BATON ROUGE PARISH SOUTH  
 SCHOOL DISTRICT:  
 ELEMENTARY= UNIVERSITY TERRACE  
 MIDDLE = WENTWORTH  
 HIGH SCHOOL = ROBERT E. LEE
- WETLANDS: A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE, BY CSRS, INC. AND IS NOT PART OF THIS SCOPE OF SERVICE.
- ZONING:  
 R = RURAL  
 ZONING INFORMATION WAS OBTAINED FROM <http://gis.brgov.com/maps>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.



Project:

**Louisiana State University South Campus**

Client:

**Baton Rouge Area Chamber - BRAC**

Revisions:

No.	Description

Key Plan:

Sheet Title:

**Property Exhibit**

Date:	October 2012
Project Number:	212161.20.000
Drawn By:	ELA
Checked By:	TMG
Sheet:	

**EX-1**

Sheet No:

October 16, 2012

Mr. Jim Cavanaugh  
Baton Rouge Area Chamber  
564 Laurel Street  
Baton Rouge, LA 70801

Re: LSU South Campus Site  
CSRS Job No. 212161.20.000

Dear Mr. Cavanaugh:

According to the FEMA Flood Insurance Rate Map (FIRM) panel no. 22033C0310E, the LSU South Campus Site located between GSRI Road and Nicholson Dr. is located in flood zone AE and X, with a Base Flood Elevation (BFE) of 19 feet. The LIDAR contours downloaded from LSU's ATLAS site indicates that the site ranges in elevation from 22 near the west end of the property, and falls to 17 feet near the east end of the property. The majority of the property that is in flood zone AE is at elevation 18 feet.

In order to raise ten (10) contiguous acres to one foot above the FIRM BFE of 19 feet, approximately 32,250 cubic yards of in-place select fill will be required, thus bringing the ten (10) contiguous acres to elevation 20 feet. The estimated construction cost for importing select fill embankment is \$410,000, and \$291,000 for suitable embankment material excavated on-site. This task can be accomplished in 180 days.

Alternatively, the building structures can be raised above the base flood elevation (BFE) of 19 without raising the elevations of the paved and unpaved surfaces at a potential cost savings. The estimated construction cost per square foot to raise a slab on grade building pad to the BFE of 19 with select imported material is approximately \$0.50 per square foot of building.

Also, please be aware that currently East Baton Rouge Parish ordinances require that any fill placed below the BFE requires an equal volume of flood plain storage created in order to offset the volume lost by filling below the BFE. This requirement may not be applicable to property owned and developed by the state, but the applicability of this ordinance to this particular site should be verified before any improvements to the site are contemplated.

Thank you for the opportunity to assist you in this most important project, and should you have any questions or require additional information, please feel free to contact me.

Sincerely,

CSRS, Inc.



Taylor M. Gravois PE, PLS

TMG:tmg  
Enclosure